



Ted Zeller – Chairperson  
Candida Affa – Vice Chairperson  
Santo Napoli – Treasurer  
Daryl Hendricks – Secretary  
Jessica Baraket - Member

John N. Morgan – Executive Director  
Dan McCarthy, Davison McCarthy – APA Solicitor

## **ALLENTOWN PARKING AUTHORITY BOARD OF DIRECTORS MINUTES**

A SPECIAL Meeting of the Allentown Parking Authority Board of Directors was held at 12:00 p.m. on Wednesday, March 17, 2021 at the Office of The Allentown Parking Authority, located at 603 W. Linden Street, Allentown, PA 18101. This special meeting was advertised in a local newspaper, both in print and online, as well as on the APA's website.

The following attended:

Ted Zeller – Chairperson  
Candida Affa – Vice Chairperson  
Daryl Hendricks – Secretary  
Santo Napoli – Treasurer (via phone conference)  
Jessica Baraket – Member (via phone conference)  
Dan McCarthy – APA Solicitor  
John Morgan – Executive Director  
Jon Haney – Deputy Director  
Connie Abercrombie – Finance Manager  
Janet Canevari – Minutes

Mr. Zeller called the meeting to order at 12:16pm. He stated that he, himself had requested this meeting and Mr. Napoli seconded it. Mr. Zeller stated there were only two pressing matters to discuss that involve financing issues of the Authority and the new building at the Maple Street Garage. Due to the urgency of various construction deadlines, we do not want to be the delay of any shovels going in the ground. We will enter Executive Session immediately, to discuss financial issues.

**The Board broke at 12:19 p.m. for an Executive Session to discuss contractual matters. The Board ended their Executive Session and the regular meeting resumed at 12:40p.m.**



## **EXECUTIVE SESSION - ACTION TAKEN**

Mr. Zeller stated that coming out of Executive Session, he would like to make a motion to authorize Executive Director John Morgan to finalize and execute the Term Sheet and all related loan documents with ESSA Bank for the Maple Street Garage. The Term Sheet is dated 2/18/2021 from ESSA to the APA. Ms. Affa seconded the motion. The Board voted and unanimously approved.

Mr. McCarthy stated that a motion should be made to approve a draft of a License Agreement between the APA and the City Center Investment Corporation (CCIC), related to the soon-to-be-constructed new parking structure, to be called the Maple Street Deck, located on the 900 block of Walnut Street.

This would provide for the capital funding for the construction from CCIC, providing for a repayment term, up to a 30-year term and authorizing the Executive Director to enter into that Licensing Agreement, and to carry out its provisions, as reviewed and approved by conflicts counsel Mr. Joseph Plunkett.

Mr. Hendricks made the motion to approve the drafting of the Licensing Agreement, as stated by Mr. McCarthy. Ms. Affa seconded. The Board voted (Mr. Zeller abstained from the voting on this issue) and approved.

Mr. Zeller then asked if anyone had anything else to add. No one had anything to add to the meeting. The Special Meeting ended at this time.

**This special meeting was adjourned at 12:47 pm**

The next Board Meeting will be held on Wednesday, March 24, 2021